

DELEGATED OFFICER REPORT

Application Ref: H/23/96068

Site Address: 60 DOWNSCROFT GARDENS, HEDGE END, SOUTHAMPTON, SO30 4RS

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of existing workshop outbuilding and replace with two storey front and side extensions

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		
Ecologist:	Do not see any features which would be used by bats or nesting birds on this outbuilding or the house.		

Site Visit:	Yes ☒	No ☐
Details: 5 th October 2023		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Hedge End, West End and Botley (HEWEB 69)

Assessment:
The application property is a two-storey, 3-bedroom detached dwelling situated on the south western edge of Wildern. Positioned in a slightly elevated manner in relation to the road, the property is accessed via a sloping driveway. Currently, there is a workshop outbuilding located on the side of the dwelling, with a conservatory situated at the rear. The surrounding area is residential in nature, predominantly featuring detached dwellings. The application seeks planning approval to construct a two-storey side extension and two-storey front extension following the demolition of existing workshop outbuilding.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposed development comprises a two-storey side extension and a two-storey front extension that will be seamlessly integrated. The proposed two-storey rear extension will maintain continuity with the existing roof line, serving the purpose of enlarging the first-floor bedroom 3 and the rear portion of the new integral garage. The proposed two-storey front extension, featuring a gable roof design, will be positioned in front of the proposed side extension. It will be set lower than the main roof, slightly projecting beyond the side wall of the side extension and extending beyond the principal elevation. This front extension will accommodate the front section of the integral garage and facilitate the enlargement of the first-floor bedroom 2. By aligning with the existing roof line and positioning itself behind the front extension, the proposed two-storey side extension will remain inconspicuous, thereby mitigating any potential visual impact concerns.
- Regarding the two-storey front extension, despite its projection beyond the principal elevation, its lower positioning relative to the main roof contributes to a visually subservient appearance within the overall context of the host dwellinghouse. The use of matching materials will also ensure a seamless integration with the existing structure, effectively preserving the original features of the main building.
- It was noted from the site visit that the properties in the immediate vicinity lack distinct common features, and the application property is not situated within a Special Character Area. As such, the proposed extensions are deemed to have no adverse impacts on the character of the area.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The primary neighbouring property affected by the proposed development is 61 Downscroft Gardens. However, due to the detached nature of the application property and its existing setback position relative to No.61, the proposed two-storey developments are unlikely to cause any adverse impacts for this neighbour, such as overbearing, loss of light and loss of outlook. Furthermore, the absence of side-facing windows on the proposed extensions will mitigate the potential for any overlooking issues.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of bats and hedgehogs very close to this site. The existing workshop outbuilding appears to be on an existing area of hard standing. Therefore, the Council's Ecologist has been consulted as part of this planning application.
- After reviewing the site photos, it was confirmed that features which would be used by bats or nesting birds on this outbuilding or the house. As such, no further survey is required. Informatives are recommended to be included on the decision notice as suggested by the Council's Ecologist.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposed extensions do not incorporate any additional bedrooms so the proposal will not impact on the existing car parking arrangements.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be

sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

- Permit subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐

Comments